

PA HOUSING FINANCE AGENCY  
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8/13/19

RAHEEM FURSON  
1165 ANCHOR ST  
PHILADELPHIA PA 19124-1114

RE: LOAN #  
1165 ANCHOR STREET  
PHILADELPHI PA 19124-1114

ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT

This is a statement of your actual escrow account transactions since your last annual analysis statement or initial disclosure. This statement reflects the anticipated payments and disbursements that were projected and your actual payments and disbursements for the last cycle. Please keep this statement to compare to your next annual analysis statement.

Effective Date: 10/01/19

10/19 Thru 9/20

ACCOUNT HISTORY

Previous Payment:	P&I . . . . .	402.27
	Escrow. . . . .	260.73
	Discretionary Items:	.00
	Total . . . . .	663.00

Month	Pmt to Esc act Proj	Pmt to Esc act Actual	Pmt from Esc act Proj	Pmt from Esc act Actual	Desc	Escrow Proj	Balance Actual
Starting Balance						1379.53	6258.04-
Oct,18			39.32*		FHAMIP IN		6297.36-
Oct,18		213.73*			PAYMENT		6083.63-<
Nov,18	236.39	260.73*E			PAYMENT	1615.92	5822.90-
Nov,18			39.32*		FHAMIP IN	1615.92	5862.22-
Nov,18		213.73*	39.32		FHAMIP IN	1576.60	5862.22-
Dec,18	236.39	260.73*E			PAYMENT	1576.60	5648.49-
Dec,18			39.32*		PAYMENT	1812.99	5387.76-
Dec,18		213.73*	39.32		FHAMIP IN	1812.99	5427.08-
Dec,18		213.73*			FHAMIP IN	1773.67	5427.08-
Jan,19	236.39	260.73*E			PAYMENT	1773.67	5213.35-
Jan,19		213.73*			PAYMENT	2010.06	4952.62-
Jan,19			39.32*		PAYMENT	2010.06	4738.89-
Jan,19		213.73*			FHAMIP IN	2010.06	4778.21-
Jan,19			39.32		FHAMIP IN	1970.74	4778.21-
Jan,19		213.73*			PAYMENT	1970.74	4564.48-
Feb,19	236.39	260.73*E			PAYMENT	2207.13	4303.75-
Feb,19			816.23*		LOCAL TAX	2207.13	5119.98-
Feb,19		213.73*			PAYMENT	2207.13	4906.25-
Feb,19			39.32		39.32* FHAMIP IN	2207.13	4945.57-
Feb,19			910.47		FHAMIP IN	2167.81	4945.57-
Mar,19		213.73*			LOCAL TAX	1257.34	4945.57-
Mar,19	236.39	260.73*E			PAYMENT	1257.34	4731.84-
Mar,19			39.32		PAYMENT	1493.73	4471.11-
Mar,19			39.32*		39.32* FHAMIP IN	1493.73	4510.43-
Mar,19		213.73*	39.32		FHAMIP IN	1454.41	4510.43-
Mar,19				1470.01*	PAYMENT	1454.41	4296.70-
Mar,19		213.73*			HAZARD INS	1454.41	5766.71-
Apr,19	236.39	260.73*E			PAYMENT	1454.41	5552.98-
					PAYMENT	1690.80	5292.25-

EXHIBIT A

Month	Pmt to Esc act		Pmt from Esc act			Escrow Proj	Balance Actual	LOAN #
	Proj	Actual	Proj	Actual	Desc			
Apr, 19				39.32*	FHAMIP	IN 1690.80	5331.57-	
Apr, 19				39.32	FHAMIP	IN 1651.48	5331.57-	
Apr, 19				1454.41	HAZARD INS	197.07 <	5331.57-	
Apr, 19		213.73*			PAYMENT	197.07	5117.84-	
May, 19	236.39	260.73*E			PAYMENT	433.46	4857.11-	
May, 19				39.32*	FHAMIP	IN 433.46	4896.43-	
May, 19		213.73*			PAYMENT	433.46	4682.70-	
Jun, 19	236.39	260.73*E		39.32	FHAMIP	IN 394.14	4682.70-	
Jun, 19					PAYMENT	630.53	4421.97-	
Jun, 19				38.27*	FHAMIP	IN 630.53	4460.24-	
Jun, 19		213.73*			FHAMIP	IN 592.26	4460.24-	
Jun, 19		213.73*			PAYMENT	592.26	4246.51-	
Jun, 19		213.73*			PAYMENT	592.26	4032.78-	
Jul, 19	236.39	260.73*E			PAYMENT	592.26	3819.05-	
Jul, 19				38.27*	FHAMIP	IN 828.65	3558.32-	
Jul, 19					FHAMIP	IN 828.65	3596.59-	
Jul, 19		317.73*		38.27	FHAMIP	IN 790.38	3596.59-	
Aug, 19	236.39	260.73*E			PAYMENT	790.38	3278.86-	
Aug, 19					PAYMENT	1026.77	3018.13-	
Aug, 19				38.27*	FHAMIP	IN 1026.77	3056.40-	
Aug, 19		317.73E			FHAMIP	IN 988.50	3056.40-	
Aug, 19		313.73E			PAYMENT	988.50	2738.67-	
Aug, 19		313.73E			PAYMENT	988.50	2424.94-	
Aug, 19		313.73E			PAYMENT	988.50	2111.21-	
Aug, 19		313.73E			PAYMENT	988.50	1797.48-	
Aug, 19		313.73E			PAYMENT	988.50	1483.75-	
Aug, 19		313.73E			PAYMENT	988.50	1170.02-	
Aug, 19		313.73E			PAYMENT	988.50	856.29-	
Aug, 19		313.73E			PAYMENT	988.50	542.56-	
Aug, 19		313.73E			PAYMENT	988.50	228.83-	
Aug, 19		313.73E			PAYMENT	988.50	84.90	
Aug, 19		313.73E			PAYMENT	988.50	398.63	
Aug, 19		313.73E			PAYMENT	988.50	712.36	
Aug, 19		313.73E			PAYMENT	988.50	1026.09	
Sep, 19	236.39	260.73*E			PAYMENT	1224.89	1286.82	
Sep, 19			38.27	38.27E	FHAMIP	IN 1186.62	1248.55	
Totals		10,260.47		2,753.88				

2,600.29 2,793.20

Under Federal Law (RESPA) the lowest monthly balance in your escrow account should not exceed \$394.14 or 1/6th of the total annual projected disbursement from your escrow account, unless your mortgage documents or state law specifies a lower amount. When your escrow balance reaches its lowest point during the account cycle, that balance is targeted to be your cushion amount. Under your Mortgage Contract or State or Federal Law, your targeted low point in your escrow account is \$197.07 and your actual low point was \$6,083.63-; the amounts are indicated with an arrow (<).

By comparing the projected escrow payments with the actual escrow payments you can determine where a difference may have occurred. An asterisk (\*) indicates a difference in either the amount or date. The estimated payments to escrow and payments from escrow are indicated with an (E).

#### PROJECTION FOR NEXT CYCLE

##### Projected Annual Disbursements

LOCAL TAX	816.23
FHAMIP INS	459.24
HAZARD INS	1,470.01
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Total	2,745.48

New Escrow Deposit 2,745.48 /12= 228.79

The escrow deposit is 1/12th of your total annual projected escrow

LOAN #:

disbursements. Your escrow balance may contain a cushion. A cushion is an amount of money held in your escrow account to prevent your escrow balance from being overdrawn when increases in the disbursements occur. Under Federal Law (RESPA) the lowest monthly balance in your escrow account should not exceed 1/6th of the total annual anticipated disbursements from your escrow account, unless your mortgage documents or state law specifies a lower amount. The cushion amount in your escrow account is \$190.52. When your escrow balance reaches its lowest point during the account cycle, that balance is targeted to be your cushion amount and is marked with an arrow (<).

Month	Payments to Escrow Acct	Payments from Escrow Acct	Description	Curr Bal	Req Bal
Starting Balance				1,248.55	1,143.12
Oct,19	228.79		PAYMENT	1,477.34	1,371.91
Oct,19		38.27	FHAMIP INS	1,439.07	1,333.64
Nov,19	228.79		PAYMENT	1,667.86	1,562.43
Nov,19		38.27	FHAMIP INS	1,629.59	1,524.16
Dec,19	228.79		PAYMENT	1,858.38	1,752.95
Dec,19		38.27	FHAMIP INS	1,820.11	1,714.68
Jan,20	228.79		PAYMENT	2,048.90	1,943.47
Jan,20		38.27	FHAMIP INS	2,010.63	1,905.20
Feb,20	228.79		PAYMENT	2,239.42	2,133.99
Feb,20		38.27	FHAMIP INS	2,201.15	2,095.72
Feb,20		816.23	LOCAL TAX	1,384.92	1,279.49
Mar,20	228.79		PAYMENT	1,613.71	1,508.28
Mar,20		38.27	FHAMIP INS	1,575.44	1,470.01
Apr,20	228.79		PAYMENT	1,804.23	1,698.80
Apr,20		38.27	FHAMIP INS	1,765.96	1,660.53
Apr,20		1,470.01	HAZARD INS	295.95	190.52 <
May,20	228.79		PAYMENT	524.74	419.31
May,20		38.27	FHAMIP INS	486.47	381.04
Jun,20	228.79		PAYMENT	715.26	609.83
Jun,20		37.17	FHAMIP INS	678.09	572.66
Jul,20	228.79		PAYMENT	906.88	801.45
Jul,20		37.17	FHAMIP INS	869.71	764.28
Aug,20	228.79		PAYMENT	1,098.50	993.07
Aug,20		37.17	FHAMIP INS	1,061.33	955.90
Sep,20	228.79		PAYMENT	1,290.12	1,184.69
Sep,20		37.17	FHAMIP INS	1,252.95	1,147.52
Total	2,745.48	2,741.08			

According to this analysis your escrow balance should be \$1,143.12, but your projected escrow balance is \$1,248.55. Therefore you have a surplus of \$105.43. Any surplus over \$50.00 is automatically refunded to you, an amount less can remain in your escrow account and lower your monthly payments. We are leaving the surplus in your escrow account.

Below is your new monthly payment breakdown effective 10/01/19.

Estimated Low Point:	295.95	New P&I . . . . .	402.27
RESPA Low Point . . .	381.04	New Esc Pmt . . . . .	228.79
Doc/St Low Point . . .	190.52	Discretionary Items Pmt:	.00
Total Surplus . . . .	105.43	Surplus Spread. . . . .	.00
Less NSF/Lt chgs. . .	.00	Deficiency Spread . . . . .	.00
Spread Months . . . .	.00	Payment Rnd Adj . . . . .	.94
Deficiency. . . . .	5,663.70	Total Payments. . . . .	632.00
Def Spread Months . .	.00		
Surplus Refunded. . .	.00		

Please review this statement closely - your mortgage payment may be affected. This statement reflects any changes in your mortgage payment, any surplus refunds, or any shortage or deficiency that you must pay. It also shows the anticipated escrow activity for the next 12 months. If your loan is an adjustable rate mortgage, the principal interest portion of your payment may change within this cycle in accordance with your loan documents. If you have any questions, please call our customer service department.